

PLANNING COMMISSION MINUTES

Gardner, Kansas
Monday, March 12, 2007

The Planning Commission met in regular session on the above date at the Gardner City Hall, 120 E. Main Street, Gardner, Kansas.

I. Call to Order

Chairman Stephen Koranda called the meeting to order at 7:07 p.m. Commissioners present: Paul Kilgore, Greg Godwin, Eileen Mertz, Eric Schultz, and Dan Popp. Commissioners absent: Jason Burnett. Also present: Community Development Director Fred Sherman; Planner Erik Pollom; Joe Campbell of Timber Creek Land Company; consultant Andy Schlagel for Timber Creek Land Company; applicant Ken Rogler of Waverly 175, L.L.C.; architect Pete Oppermann; property owner Tony Plunkett; John Amrein of Land Company; and eight interested citizens.

II. Approval of Minutes

The minutes of the February 26, 2007, meeting, were approved by unanimous consent.

III. Consent Items

1. SP-07-03

Consider a Site Plan for Whiskey Creek, a 5,980 sq.ft. commercial building to be located at 2000 E. Santa Fe Street. The application is filed by KMO Development Group, L.L.C.; with engineering services provided by LHE, P.A.

1. **APPLICANT:** The applicant is KMO Development Group, L.L.C.; with engineering services provided by LHE, P.A.
2. **REQUESTED ACTION:** The applicant requests approval of a site plan for a 5,980 square foot restaurant.
3. **LOCATION:** The property is located at 2000 E Santa Fe Street.
4. **EXISTING ZONING:** The property is currently zoned C-3, Commercial District (Z-90-04).
5. **ANALYSIS:** The applicant requests approval of site plan for Whiskey Creek, a 5,980 square foot restaurant. The proposed site plan meets City standards for parking and landscaping. The site is bordered by the Arby's Restaurant and a large drainage easement to the west, U.S. Highway 56 to the north, Interstate Highway 35 to the east, and the Super 8 Motel to the south.

Building Design

The proposed building is primarily covered with two tone EIFS, complimented by a river fieldstone veneer over the entrance and in a wainscot along the front façade, and protruding log timbers near the building's roofline. Both side elevations include pitched standing seam metal roofs that are supported by round log posts. The east side of the building features a covered outdoor dining area enclosed by timber log fencing. The rear portion of the building is brick with inlaid decorative stone medallions, including the integrated trash enclosure. On the submitted elevations, please note that the labels for the east and west elevations are mislabeled and should be switched.

Parking and Landscaping

This restaurant is designed to seat 230 customers and have 18 employees working on the largest shift. At one parking space per four seats, plus one space for every two employees, the minimum parking requirement for this site is 67 spaces. With the 73 spaces shown, the site plan exceeds the City's requirement by six.

The submitted landscaping plan meets City standards and features a good variety of species distributed throughout the site. The plan includes an outdoor seating area for customers waiting to be seated inside.

Signage

The proposed restaurant lies in a C-3 district that is within 1,000 feet of Interstate Highway 35. This proximity permits a sign 75 feet in height, with 300 square feet per face. The applicant has requested such a sign, though specific details regarding the height and design of the sign are not part of this site plan. Given the close proximity to New Century AirCenter, FAA approval will be required on any pole sign. All signage associated with this development, both attached and detached, will require separate sign permit applications. Other business sign heights in the area include Subway (26 ft.), Waffle House (70 ft.), Arby's (70 ft.) and Phillips 66 (55 ft.).

The height of the proposed Whiskey Creek sign will require review by the Federal Aviation Administration because it is close enough to New Century Air Center to create a hazard to aircraft.

6. **STAFF RECOMMENDATION:** Staff recommends approval of the site plan for Whiskey Creek (SP-07-03); subject to the following conditions:
 - a. The development shall be in accordance with Exhibit "A" (Site Plan) and Exhibit "B" (Building Elevations) which is filed in the office of the Planning Commission Secretary and which is incorporated by reference

as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner unless specifically exempted by the Governing Body.

- b. No signage is approved with the site plan. Separate sign permits are required prior to the installation of any additional signage.
- c. Prior to the issuance of a sign permit for any pole sign permitted in the C-3 District, Federal Aviation Administration approval is needed regarding the proposed sign's height and possible need for a beacon in regards to the proximity to New Century AirCenter.
- d. Prior to the issuance of a Certificate of Occupancy, all rooftop and ground mounted mechanical equipment shall be screened from view with an architectural and/or landscape treatment that is compatible with the building architecture.

2. PP-07-02

Consider a Preliminary Plat for 175th & Waverly, a 9.25 acre commercial development located on the southeast corner of the 175th Street and Waverly Road intersection. The application is filed by GJ-DJ Properties, L.L.C.; with engineering services provided by Allenbrand-Drews & Associates, Inc.

1. **APPLICANT:** GJ-DJ Properties, L.L.C., is the applicant; with engineering services provided by Allenbrand-Drews and Associates, Inc.
2. **REQUESTED ACTION:** The applicant requests preliminary plat approval for a commercial development on 9.25 acres.
3. **LOCATION:** The subject property is located on the southeast corner of the 175th Street and Waverly Road intersection.
4. **EXISTING ZONING:** The property is zoned C-2, General Business District by Z-05-04.
5. **ANALYSIS OF THE APPLICATION:** The applicant requests preliminary plat approval for 175th & Waverly, a commercial development.
This preliminary plat is being requested to approve the layout of a future commercial development at the southeast corner of 175th Street and Waverly Road. The catalyst for this preliminary plat is a request by the applicant for final plat and site plan approval for Fuel Express (FP-07-01, SP-07-02). This preliminary plat outlines the lot for that proposed development, and provides a scheme for future commercial development of the surrounding C-2 zoned property. This property is serviceable by all applicable utilities.
The proposed layout includes three access points to public roads, two on Waverly Road and one on 175th Street. The two access points closest to the intersection of 175th Street and Waverly Road will be limited to right-in/right-out turning movements upon improvement of those roads. The southernmost access point will be evaluated with future improvements as a possible unrestricted access point.
6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Preliminary Plat for 175th & Waverly (PP-07-02), subject to the following condition:
 - a. All access drives from 175th Street and Waverly Road may be limited to right-turn only movements in the future when Waverly Road and/or 175th Street are improved to City standards or at such time as the City determines that restricting turning movement is needed to alleviate traffic safety or operational problems.

3. FP-07-01

Consider a Final Plat for Fuel Express, a 2 acre commercial development located on the southeast corner of the 175th Street and Waverly Road intersection. The application is filed by GJ-DJ Properties, L.L.C.; with engineering services provided by Allenbrand-Drews & Associates, Inc.

1. **APPLICANT:** The applicant is GJ-DJ Properties, L.L.C.; with engineering services provided by Allenbrand-Drews and Associates, Inc.
2. **REQUESTED ACTION:** The applicant requests final plat approval for a tract of land containing approximately 2.0 acres for a commercial development.
3. **LOCATION:** The property is located on the southeast corner of the 175th Street and Waverly Road intersection.
4. **EXISTING ZONING:** The property is zoned C-2, General Business District (Z-05-04).
5. **ANALYSIS:** The applicant requests approval of a final plat for Fuel Express. Approval for this plat is requested to create 1 lot for the construction of the convenience store proposed by the associated preliminary plat and site plan (PP-07-02, SP-07-02), before the Planning Commission at the March 12, 2007, meeting. The layout of this final plat adheres to the associated preliminary plat.
6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Final Plat for Fuel Express (FP-07-01), and forward the item to the City Council with a recommendation to accept the easements and rights-of-way, with the following condition:
 - a. Prior to recording of the final plat, the required excise tax shall be paid.
 - b. All access drives from 175th Street and Waverly Road may be limited to right-turn only movements in the future when Waverly Road and/or 175th Street are improved to City standards or at such time as the City determines that restricting turning movement is needed to alleviate traffic safety or operational problems.

4. SP-07-02

Consider a Site Plan for Fuel Express, a 4,000 sq.ft. commercial building to be located on the southeast corner of the 175th Street and Waverly Road intersection. The application is filed by GJ-DJ Properties, L.L.C.; with engineering services provided by Allenbrand-Drews & Associates, Inc.

1. **APPLICANT:** The applicant is GJ-DJ Properties, L.L.C.; with engineering services provided by Allenbrand-Drews and Associates, Inc.
2. **REQUESTED ACTION:** The applicant requests site plan approval for a convenience store development.
3. **LOCATION:** The property is located on the southeast corner of the 175th Street and Waverly Road intersection.
4. **EXISTING ZONING:** The property is zoned C-2, General Business District (Z-05-04).
5. **ANALYSIS:** The applicant requests approval of a site plan for Fuel Express, a 4,576 square foot convenience store with motor vehicle fuel sales.

Building Design

The proposed building is constructed of integral-color split-faced concrete block with brick pilasters and a soldier course banding of brick. Additional brick is featured around the two entrances. The pilasters serve to conceal down spouts, and include smooth-face block bases and gooseneck lighting fixtures centered on pre-cast stone medallions. The roofline of this building includes pre-finished metal coping and is broken up by taller parapets over both entrances. The parapet over the northwest entrance wraps the corner of the building and is featured on both the north and west elevations. Both entrances are surrounded by windows that are shaded by standing-seam metal awnings. The building itself is segmented into two interior spaces, each served by a separate entrance. This would allow a secondary commercial use within the building, such as a small food service vendor or bank.

Parking and Drive Lanes

This site plan is the first proposed for the commercial area southeast of the 175th Street and Waverly Road intersection. Given the need to coordinate development of this property with the surrounding undeveloped commercial property to the north, east, and south, staff has worked with the applicant to configure the site in a manner that accommodates the adjacent properties. This includes aligning the 175th Street access with the entrance to the proposed commercial development in Waverly Pointe as shown in PDP-07-02, which is before the Planning Commission at the March 12, 2007, meeting. Future cross-access is set up for the property to the south by a drive lane stub at the southeast corner of this development. Access easements for the portions of the drive that are not on the subject property are shown in the associated preliminary and final plats (PP-07-02, FP-07-01). The 30 parking stalls shown exceed the City's requirement of 19 stalls for a commercial building of this square footage.

6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Site Plan for Fuel Express (SP-07-02), with the following stipulations:
 - a. The development shall be in accordance with Exhibit "A" (Site Plan) and Exhibit "B" (Elevations) which are filed in the office of the Planning Commission Secretary and which are incorporated by reference as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner unless specifically exempted by the Governing Body.
 - b. No signage is approved with the site plan. Separate sign permits are required prior to the installation of any additional signage.
 - c. Prior to the issuance of a Certificate of Occupancy, all rooftop and ground mounted mechanical equipment shall be screened from view with an architectural and/or landscape treatment that is compatible with the building architecture.
 - d. Prior to the issuance of any building permits, approval of the on-site and off-site storm drainage plan by City Engineering staff is required. The required storm drainage plan shall include, but is not limited to, securing all necessary off-site easement and utility relocation agreements, with the developer of this subject site responsible for 100% of all utility relocation and easement acquisition costs.

Motion Schultz, second Kilgore, to forward the Final Plat for Fuel Express (FP-07-01) to the City Council with a recommendation for approval, subject to staff recommendations; and to approve the Site Plan for Whiskey Creek (SP-07-03); the Preliminary Plat for 175th & Waverly (PP-07-02); and the Site Plan for Fuel Express (SP-07-02); each subject to staff recommendations.

Motion to Forward Carried: 6 to 0 Aye (Burnett: Absent)

Motion to Approve Carried: 6 to 0 Aye (Burnett: Absent)

IV. Agenda Items

Chairman Koranda opened the public hearing at 7:10 p.m.

Planner Pollom presented the staff reports for Item No. 1, Z-07-01; PDP-07-02, and Item No. 2, PP-07-01, concurrently.

1. Z-07-01; PDP-07-02

Conduct a public hearing and consider rezoning property from R-1 (Single Family Residential District), RP-3 (Planned Garden Apartment District), and CP-2 (Planned General Business District), to R-1 (Single Family Residential District), RP-3 (Planned Garden Apartment District), and CP-2 (Planned General Business District), for a 79.93 acre property located on the northeast corner of the Waverly Road and 175th Street intersection. The application is filed by Waverly 175, L.L.C.; with engineering services provided by Phelps Engineering, Inc.

This item is continued from the February, 26, 2007, meeting

1. **APPLICANT:** Waverly 175, L.L.C., is the applicant; with engineering services provided by Phelps Engineering, Inc.
2. **REQUESTED ACTION:** The applicant requests rezoning from R-1, Single Family Residential District; RP-3, Planned Garden Apartment District; and CP-2, Planned General Business District; to R-1, Single Family Residential District; RP-3, Planned Garden Apartment District; and CP-2, Planned General Business District.
3. **LOCATION:** The 79.93 acre property is located on the northeast corner of the 175th Street and Waverly Road intersection.
4. **EXISTING ZONING:** The property is currently zoned R-1, Single Family Residential District; RP-3, Planned Garden Apartment District; and CP-2, Planned General Business District.
5. **CHARACTER OF THE NEIGHBORHOOD:** The land immediately surrounding the subject property is characterized by Gardner Edgerton High School to the north; single family residential to the west, east (proposed by Z-05-02), and south; vacant commercial property to the southwest; and commercial property to the southeast.
6. **LAND USE AND ZONING PATTERNS:** The zonings of the surrounding properties are R-1, Single Family Residential District, to the north, south and west; C-2, General Business District, to the southwest; C-2, General Business District, and C-1, Central Business District, to the southeast; and R-2, Two Family Residential District, to the east (developed with single family homes).
7. **CONFORMANCE TO THE COMMUNITY DEVELOPMENT PLAN:** The Gardner Community Development Plan - 2003 shows the desired land uses for this location as medium and low density residential. The portion of the property proposed for RP-3, Planned Garden Apartment District, conforms to the intent of the Community Development Plan. While that RP-3 area is not identical to the medium density area shown on the Development Plan Map, the amount of requested multi-family development is similar to that shown on the Development Plan Map, though its placement is shifted slightly to allow for the proposed commercial element in the southwest corner.

Commercial Conformance

Given the fact that the Development Plan Map indicates residential uses for the subject property, the portion of this rezoning proposed for CP-2, Planned General Business District, does not strictly conform to the Community Development Plan. However, through the approval process of the existing preliminary development plan for Waverly Pointe, the Planning Commission and City Council have both found commercial uses to be acceptable in this general location.

8. **STAFF ANALYSIS OF THE APPLICATION:** The applicant requests approval of a revised preliminary development plan for Waverly Pointe, formerly approved at the April 25, 2005, Planning Commission meeting with 222 total residential units - 84 units of four-plex "pinwheels" and 138 townhouse residential units; 104,000 sq. ft. of retail commercial uses on 10.93 acres; and office uses on .82 acres. The revised preliminary development plan removes the four-plex development and expands the single family, townhouse, and commercial elements. The office portion of the plan has not changed.

Revisions from the February 26, 2007, Meeting

This change to the approved preliminary development plan was originally presented to the Planning Commission at the February 26, 2007, meeting. At that meeting, commissioners highlighted several desired changes in the plan, including:

1. Removal of the parking spaces on either side of the commercial access drive between the 30,000 square foot retail strip center and the 80,000 square foot commercial building.
2. Changing the two residential lots that were bordered on both sides by multifamily development into townhomes, thus connecting the two proposed RP-3 districts.
3. Rearranging townhomes so that driveways did not access public roads at intersections adjacent to the commercial area.

The applicant has made the requested changes, resulting in two fewer residential lots and four additional townhouse units. In addition, the total number of parking stalls in the CP-2 area has decreased by 44 spaces from 628 to 584. This is still 70 spaces greater than the basic requirement of 4 spaces per 1,000 square feet of commercial service floor area. The excess parking will be necessary to allow for the greater requirements of possible restaurant tenants.

Changes from the Approved Plan

The current revision to the preliminary development plan for Waverly Pointe is requested to address some unforeseen effects of the approved plan.

The first goal is to create additional single family lots along the north property line near the high school. The developer has had more interest than expected in the lots adjoining the school property and would like to revise the plan to meet that market demand.

The second goal is to increase the size of the commercial area in the southwest corner to accommodate some specific development prospects that have been identified since the original plan approval. This expansion extends

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the commercial area to the east, displacing some of the townhomes shown on the original plan. These townhomes, being preferred by the applicant to the planned four-plexes north of the commercial area, have been relocated to the property formerly occupied by the four-plex "pinwheel" units.

The result of all these changes is an increase in the number of single family lots from 109 to 130, a decrease in the number of multi-family units from 222 to 158 (84 fewer four-plex units and 20 additional townhome units), and an increase in commercial square footage from 104,000 square feet to 128,500 square feet.

In addition to the above changes, these shifts have resulted in the following notable changes:

1. The roundabout at the northeast corner of the commercial area has been removed and replaced with off-set three-way intersections.
2. The townhomes east of the commercial area are now accessed directly off the north-south roads, instead of being served by internal parking courts. This was requested to provide additional green space for the interior of this portion of the development. The remaining townhomes take their access off cul-de-sac streets.
3. The new layout places some of the townhomes in a back-to-back relationship with single family homes, while others are oriented front-to-front. The approved plan maintained a front-to-front relationship, but did not feature driveways or garage doors on the townhomes' front elevations.
4. The expanded commercial area has moved the first public street off 175th Street further east from Waverly Road. It now includes right-in-right-out accesses to the commercial area at midpoints between the intersection and the public streets providing internal access to the rest of the development.
5. The removal of the four-plexes also removes the private parking courts that served them. The more typical streets that are now proposed to serve the townhomes in that area are expected to be public streets.

Townhome Design

The applicant has submitted preliminary elevations for the townhomes. They feature a mixture of one and two-story units in a style meant to allow various building sizes with even numbered unit counts. The front elevations include a mixture of stucco and stone, with composition shingle roofs. Front doors are recessed slightly from the garage doors, providing covered entrances. Original side and rear elevations submitted to staff were covered entirely with hardboard siding.

The new layout for townhomes results in a greatly increased number of buildings with their side and rear elevations oriented toward streets. At staff's request, the applicant has modified the elevations to include stone elements on the side and rear elevations of those buildings that are adjacent to streets, as well as those that border the large storm water detention basin because they will be highly visible from Waverly Road.

Architectural elevations are not required with the preliminary development plan. Action on this preliminary plan does not approve or deny the submitted elevations. A discussion of these elevations is, however, valuable to the discussion of the orientation of buildings proposed by this plan and gives the applicant useful feedback to be used when designing the final development plans.

Commercial Changes

The proposed commercial area has increased in size from 10.93 acres to 14.9 acres. Almost all of this expansion has been toward the east, displacing formerly approved multi-family units. The amount of commercial building square footage has increased from 104,000 to 128,500 square feet. The increase in commercial area is requested to accommodate more specific needs identified by the developer while marketing the spaces to various businesses.

Stipulations

Staff has included several stipulations of approval, should the Planning Commission find the proposed revisions to the preliminary development plan to be acceptable. Many of the stipulations constitute a notification to the applicant of required engineering details that must be provided prior to approval of construction plans.

9. **STAFF RECOMMENDATION:** If the Planning Commission finds the proposed changes to be acceptable, then staff recommends that the Planning Commission forward the Rezoning Request to rezone the Waverly 175, L.L.C., Property from R-1, Single Family Residential District; RP-3, Planned Garden Apartment District; and CP-2, Planned General Business District; to R-1, Single Family Residential District; RP-3, Planned Garden Apartment District; and CP-2, Planned General Business District (Z-07-01), and the associated Preliminary Development Plan for Waverly Pointe (PDP-07-02), to the City Council with a recommendation for approval, subject to the following stipulations:
 - a. The development shall be in accordance with Exhibit A (Preliminary Development Plan) which is filed in the office of the Planning Commission Secretary at City Hall and is incorporated by reference as if set out in full herein.
 - b. The CP-2 portion of the plan shall be limited to 128,500 square feet of retail buildings.
 - c. The location and geometrics of all driveways, public streets, sidewalks and parking areas are subject to review and approval by Community Development Department staff.
 - d. Any access drives off of Waverly Road between 175th Street and 174th Street will be limited to right-turn-only movements in the future when Waverly Road is widened to a standard divided thoroughfare or at such time as the City determines that restricting turning movements is needed to alleviate safety or operational problems.
 - e. Any private access drives off of 175th Street will be limited to right-turn-only movements in the future when Waverly Road is widened to a standard divided thoroughfare or at such time as the City determines that restricting turning movements is needed to alleviate safety or operational problems.
 - f. Concurrent with construction of any new commercial structure and prior to the issuance of any form of Certificate of Occupancy, the developer shall construct a northbound right turn lane and acceleration lane on Waverly Road at 174th Street and at any private access drives between 174th Street and 175th Street, if Waverly Road has not been widened to a standard divided thoroughfare.

- g. Substantial changes to the approved preliminary development plan will require the submittal of a limited traffic study with the scope-of-work to be determined by Community Development Department staff for the analysis of nearby intersections.
- h. Prior to or concurrent with the application for final development plan approval, stormwater detention plans and calculations that collect and convey storm water from south of 175th Street shall be submitted for review and approval by Public Works Department staff.
- i. Prior to the issuance of building permits, the Planning Commission shall approve a final development plan for the planned zoning districts.

2. PP-07-01

Consider a Preliminary Plat for Waverly Pointe, a 79.93 acre property located on the northeast corner of the Waverly Road and 175th Street intersection. The application is filed by Waverly 175, L.L.C.; with engineering services provided by Phelps Engineering, Inc.

This item is continued from the February, 26, 2007, meeting

1. **APPLICANT:** Waverly 175, L.L.C., is the applicant; with engineering services provided by Phelps Engineering, Inc.
2. **REQUESTED ACTION:** The applicant requests preliminary plat approval for a mixed-use development on 79.93 acres.
3. **LOCATION:** The subject property is located northeast of the 175th Street and Waverly Road intersection.
4. **EXISTING ZONING:** The property is zoned R-1, Single Family Residential; RP-3, Planned Garden Apartment District; C-O, Commercial Office District; and CP-2, Planned General Business District by Z-05-01 and Z-05-02 (proposed for modification by Z-07-01 at the February 26, 2007, Planning Commission meeting).
5. **ANALYSIS OF THE APPLICATION:** The applicant requests revised preliminary plat approval for Waverly Pointe, a mixed-use development including 130 single family residential lots, 158 multi-family units, and 128,500 square feet of new commercial businesses.
This preliminary plat (PP-07-01) and the revised preliminary development plan for Waverly Pointe (PDP-07-02 associated with Z-07-01) are one and the same. This single plan document fulfills the requirements of both the preliminary plat for the R-1 zoned area, and the development plan associated with the revised planned zoning districts for the Waverly Pointe development (Z-07-01).
Changes from the previously approved preliminary plat and preliminary development plan for the Waverly Pointe development include an increase of 21 single family lots and 20 units of townhomes, and the elimination of 84 four-plex (pin-wheel) units.
Approval of this preliminary plat is contingent upon approval the submitted rezoning request (Z-07-01).
6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Preliminary Plat for Waverly Pointe (PP-07-01), subject to the following condition:
 - a. Approval of PP-07-01 is contingent upon approval of Z-07-01 (PDP-07-02) by the City Council.

Chairman Koranda invited questions from the commissioners. There were no questions from the commissioners.

Chairman Koranda invited comments from the applicant. Pete Oppermann, landscape architect for the applicant, stated that the developer would designate clearly defined pedestrian crosswalks with the final development plan.

Chairman Koranda invited comments from the public. There were no public comments.

Motion Schultz, second Kilgore, to close the public hearing at 7:13 p.m.

Motion Carried: 6 to 0 Aye (Burnett: Absent)

Chairman Koranda invited comments from the commissioners. There were no comments from the commissioners.

Motion Mertz, second Kilgore, to forward the Rezoning Request for the Waverly 175, L.L.C., Property (Z-07-01) and its associated Preliminary Development Plan (PDP-07-02), located on the northeast corner of the 175th Street and Waverly Road intersection, to the City Council with a recommendation for approval, subject to staff recommendations.

Motion to Forward Carried: 6 to 0 Aye (Burnett: Absent)

Motion Mertz, second Schultz, to approve the Preliminary Plat for Waverly Pointe (PP-07-01), located on the northeast corner of the 175th Street and Waverly Road intersection, subject to staff recommendations.

Motion to Approve Carried: 6 to 0 Aye (Burnett: Absent)

Chairman Koranda called a short recess at 7:15 p.m.

Chairman Koranda recalled the meeting to order at 7:30 p.m.

V. Discussion Items

1. Lone Elm Vicinity Plan

Discuss the City of Olathe's Lone Elm vicinity development plan study.

Director Sherman discussed Olathe's Lone Elm Vicinity Plan.

2. I-35 Break-In-Access

Discuss a land use memo regarding a new highway interchange for the future railroad intermodal facility.

Director Sherman discussed a land use memo from BNSF's engineering firm, HDR Engineering, Inc., to area city, county, and state entities regarding an I-35 Break-In-Access study.

3. Revised Park Place Preliminary Plat

Discuss a revised plan for the Chesney Property located on the west side of Gardner Road at 162nd Street.

Director Sherman explained a revised development plan for the Chesney property, located on the west side of Gardner Road, north of 167th Street.

John Amrein of Land Company, agent for property owner Tony Plunkett, gave a presentation of three different conceptual development plans for the Chesney Property. Mr. Plunkett displayed and discussed potential elevations for the concept duplexes.

Director Sherman and the commissioner discussed the various plan designs and layouts.

Chairman Koranda called a short recess at 8:55 p.m.

Chairman Koranda recalled the meeting to order at 9:00 p.m.

The commissioners discussed the concept plans and densities.

VI. Adjourn

Motion Schultz, second Popp, to adjourn the meeting at 9:12 p.m.

Motion to Adjourn Carried: 6 to 0 Aye (Burnett: Absent)

ATTENDEES
of the
3-12, 2007
PLANNING COMMISSION MEETING

PLEASE SIGN

PLEASE PRINT

NAME	COMPANY (if applicable)	ADDRESS
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David D. Schwarbold	GT-DJ LLC	15707 W. 80th St Lenexa
George Johnson	GT-DJ LLC	1401 E OXford Pl Olathe
NICK NEWELL	NOCTE & ASSOC.	9400 Roads Rd, OPAK S
John DeWitt	KMO DEVELOPMENT	224 E 9th STREET TULSA, OK
Alann Michel	LHE	15333 W. 95th St. Lenexa, KS
Greg DiVilbiss	The Bristol Group	1948 Carmel DR. Lawrence KS
Ken Ryzic	Wavary 175 W	P.O. Box 4317 OLATHE, KS. 66063
Juon Claussen	PEI	1255 N 1270 N. Winchester Olathe, KS 66061
John T. Amren	Land Co	14799 Woodward BS, KS 66242
Tony Plunkett	Dakota, Inc	Church Olathe, KS 66061
T. in Gate	Agree Gate Realty	6848 Tomlin Rd Sm 4